



# Parkview

at West 7<sup>th</sup>



## 40 Luxury Town Homes in Conshohocken



Philomeno & Salamone Real Estate, Inc.



Welcome home to **Parkview**, brought to you by Philomeno and Salamone Builders—a PRDC Subsidiary. This intimate collection of 40 luxury town homes is situated in a quiet corner of Conshohocken overlooking Sutcliffe Park at the end of West 7th Avenue. Located just a few short minutes from transportation, shopping and entertainment, **Parkview** is the perfect place to call home.

The floor plans have been carefully designed to showcase the

quality craftsmanship that has earned Philomeno and Salamone the reputation of being Montgomery County’s premier luxury homebuilder. Homes range in size from 2,256 - 2,598 sq. ft. each with an oversized one car garage. All homes will include 3 bedrooms, 2.5 bathrooms, a finished basement and a forth floor loft with rooftop deck. Don’t miss this opportunity to own a luxurious new home in a great neighborhood.

## Area Highlights

### Dining for Every Taste

- ◆ Extensive selection of culinary experiences

### Shopping Opportunities

- ◆ King of Prussia Mall
- ◆ Plymouth Meeting Mall
- ◆ Metroplex
- ◆ Boutiques and Shops throughout Downtown Conshohocken

### Health & Fitness

- ◆ Super Fit Gym
- ◆ Conshohocken Fitness
- ◆ Daily Grind Fitness

- ◆ Chestnut Hill Hospital
- ◆ Einstein Hospital
- ◆ Bryn Mawr Hospital

### Entertainment

- ◆ Tee’s Golf Center
- ◆ Sutcliffe Park
- ◆ Bike Trail—Conshohocken to Valley Forge Park, Conshohocken to the Art Museum

### Convenient Travel

- ◆ Close to major roadways—Route 202, PA Turnpike, Route 476 (Blue Route), Route 309, Germantown Pike

- ◆ Regional railways (SEPTA and Amtrak, a short ride away) Conshohocken Station, Spring Mill Station
- ◆ Several easily accessible Airports:  
*Philadelphia International,*  
*Lehigh Valley International, Wings Airfield*

**Parkview** is located at the end of West 7th Avenue, Conshohocken, PA.

GPS Address: 351 West 7th Ave., Conshohocken, PA 19428

*Sales Office Open Saturday and Sunday 11AM until 4PM*

*For more information* Contact our New Home Specialist, Lauren Sisson at 610-238-0749

You can also email [Lauren@PSBuilt.com](mailto:Lauren@PSBuilt.com)



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## INCLUDED FINE FEATURES

### DESIGNER INTERIORS

- ◆ Harwood flooring throughout the first floor
- ◆ Oversized interior doors and windows throughout
- ◆ Quality wall-to-wall carpeting on all bedroom levels
- ◆ Spacious closets with ventilated vinyl shelving
- ◆ Brushed nickel interior door hardware throughout
- ◆ 3<sup>1/2</sup>" window and door trim, 7<sup>1/4</sup>" baseboards throughout

### DESIGNER BATHROOM INCLUSIONS

- ◆ Owner's bath with an oversized tiled shower, granite countertop and double bowl vanity
- ◆ All vanities include granite countertops and porcelain under mount sinks
- ◆ Moen® water saving single lever chrome faucets in all bathrooms and powder room
- ◆ Moen® Posi-Temp with anti-scald fixtures for all tubs & showers
- ◆ Coordinating towel bar and toilet paper holders
- ◆ 12 x 12 ceramic tile flooring in all baths
- ◆ Oversized mirrors above all sinks

### DESIGNER KITCHEN STANDARDS

- ◆ Spacious Eat-in kitchen
- ◆ Full overlay cabinets, by Century Kitchens, 42" high wall cabinets with crown molding
- ◆ Granite countertops with a four inch granite backsplash
- ◆ Single bowl stainless steel under mount sink with garbage disposal
- ◆ Moen® water saving single lever faucet with integrated pull out sprayer
- ◆ Kitchen island or peninsula with counter height seating
- ◆ Quality Stainless Steel GE® appliances including "Energy Star" dishwasher, Gas range with self-cleaning oven and microwave above

### SUPERIOR CONSTRUCTION DETAILS

- ◆ Finished One Car Garage
- ◆ Full basement with perimeter drainage system & sump pump
- ◆ PEX® water distribution system delivering balanced temperatures to plumbing fixtures throughout the home; emergency shut-off valves for all fixtures in one convenient place
- ◆ Engineered floor and roof truss system
- ◆ Architectural 30-year dimensional shingles
- ◆ Advanced fire suppression sprinkler system in each home
- ◆ Passive Radon Mitigation system
- ◆ Interconnected smoke detectors in each homes
- ◆ 2 pre-wired cable television jacks

- ◆ 2 pre-wired telephone jack locations
- ◆ 200 amp electrical service
- ◆ Electric door chime at front entry door

### ENERGY EFFICIENT DESIGN STANDARDS

- ◆ High efficiency gas forced air heat & central air conditioning
- ◆ Insulated and weather-stripped Therma-Tru® fiberglass exterior doors with adjustable threshold to provide maximum comfort and a weather tight fit
- ◆ "Energy Star" low maintenance single-hung vinyl windows with low "E" glass, bottom sash tilt-in for ease of cleaning; screens included
- ◆ Spray Foam Hybrid System, Closed Cell Polyurethane Insulation on All Exterior walls and roof as part of a hybrid to achieve maximum efficiency Professional caulk and seal process that virtually eliminates air infiltration for maximum home comfort and energy savings
- ◆ 50 gallon gas water heater

### EXTERIOR STANDARDS

- ◆ Low maintenance brick veneer on front and rear facades
- ◆ Low Maintenance vinyl siding, aluminum-wrapped trim, ventilated soffits, and seamless gutters with downspouts
- ◆ Frost-free hose bib inside garage
- ◆ 2 exterior waterproof electrical outlets
- ◆ Paved driveway for additional parking
- ◆ All homes include parking for 2 cars
- ◆ Therma-Tru® front door
- ◆ "Carriage style" low maintenance, insulated garage doors

### SITE FEATURES

- ◆ Professionally landscaped and maintained with onsite irrigation system
- ◆ Ground maintenance, lawn care, trash pick-up and street snow removal are provided by the homeowners association
- ◆ Centralized mailbox stations
- ◆ All underground utilities; phone, cable, electric, gas lines, and public sewer and water

### OPTIONS AND CUSTOMIZING

- ◆ Customized home selections available through our onsite design center

### WARRANTY AND SERVICE

- ◆ Builder's 1-year Home Warranty Program



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*Pricing starts at \$384,900*

**Additional Community Information:**

**County:** Montgomery

**Municipality:** Conshohocken Borough - 610-828-1092, [www.conshohockenpa.org](http://www.conshohockenpa.org)

**Property Tax:** \$5,000–\$6,500

**Earned Income Tax:** 1% of Earned Income

**School District :** Colonial School District - 610-834-1670, [www.colonialsd.org](http://www.colonialsd.org)

Plymouth Whitemarsh High School

Colonial Middle School

Conshohocken Elementary

**Post Office:** 425 Fayette St., Conshohocken (610) 834-9025

**Water:** Aqua America 877-987-2782

**Sewer:** 610-828-0979

**Electric & Gas:** PECO Energy - 1-800-494-4000

**Police:** (non Emergency) 610-828-4032

**Association Fee:** \$194 per month for the following:

*Trash collection, street and community snow removal, landscape maintenance, insurance of common areas, exterior building insurance and management fee*

**One-Time Capital Contribution Fee for Association:** \$750.00 at Settlement.

**Owner Responsibility:** Utilities, home interior maintenance and HO-6 insurance.

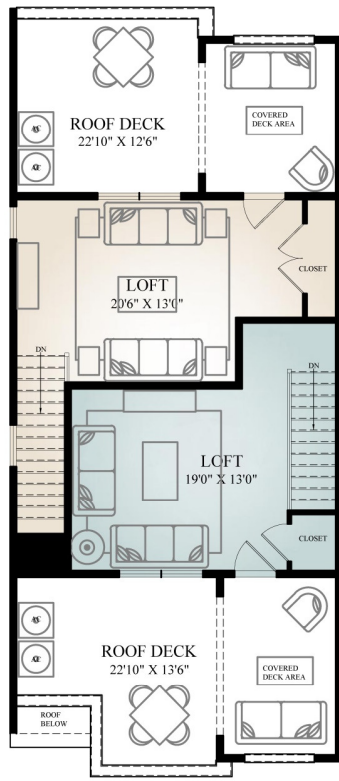


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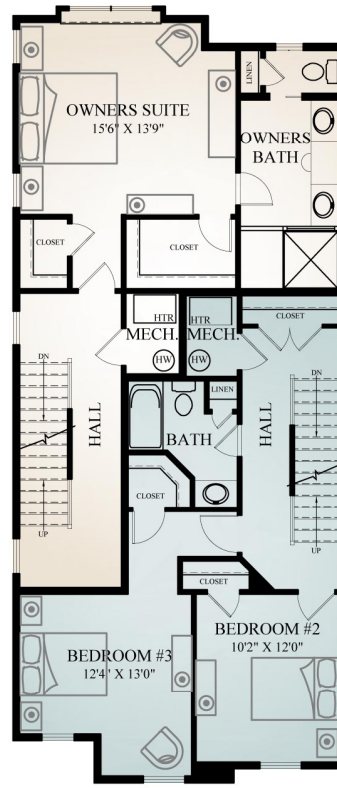


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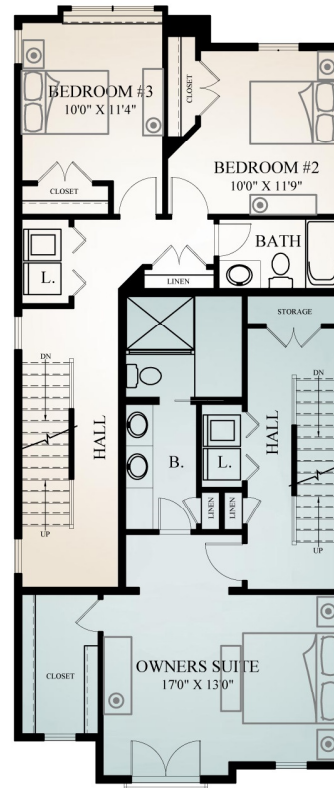
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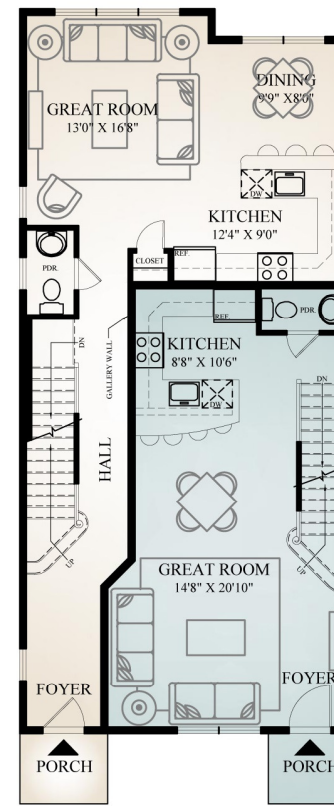
FIFTH FLOOR PLAN



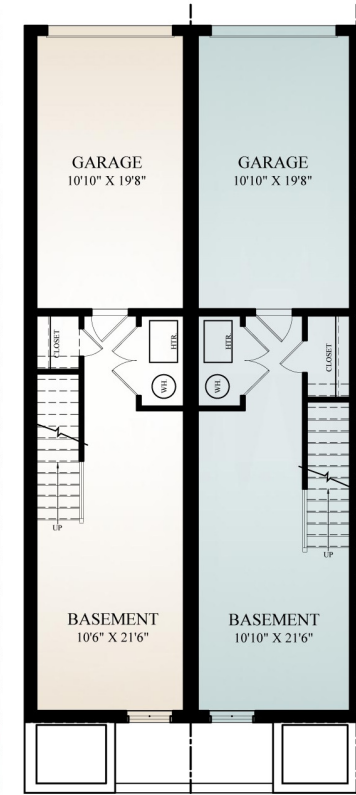
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGE	UNIT A	UNIT B
FIRST FLOOR	354 S.F.	354 S.F.
SECOND FLOOR	688 S.F.	533 S.F.
THIRD FLOOR	617 S.F.	649 S.F.
FOURTH FLOOR	650 S.F.	616 S.F.
FIFTH FLOOR	286 S.F.	285 S.F.
TOTAL	2595 S.F.	2437 S.F.
GARAGE	242 S.F.	242 S.F.
ROOF DECK	301 S.F.	301 S.F.



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